# Chapter 6

# Appendix

# Appendix A: Data Explanations and Limitations

The following provides a discussion of data collection, manipulation, and limitations.

## Demographics

**Population count.** The Bureau of the Census collects information in two ways. For general population characteristics such as race, age and household type the Bureau does a "complete count," meaning every household responds directly (Summary File 1). Fore more detailed information such as educational attainment, income, poverty and housing condition the Bureau conducts a "sample count," asking only one in six households to respond directly (Summary File 3). These samples are then extrapolated to provide estimates of the data based on total population. In some cases, the total population figures reported herein are based on Census Summary File 1, which was collected by "complete count."

**Enumeration of Hispanics.** The Bureau of the Census views Hispanic as a national origin and not as a race; therefore, Hispanics can be any race. This made it difficult to analyze Hispanic data at the County, City and Study Area level. For the purpose of this report, Hispanics were extracted from each race and placed into a separate Hispanic race category. In these instances all races, Whites, Blacks, Asians, Others and Hispanics, equal 100 percent of the total population.

**Enumeration of American Indian and Alaska Native.** The Bureau of the Census most often places American Indians in a category entitled "Asian, Pacific Islander and American Indian." However, in instances of very general data, such as general population and age, American Indians are provided a separate category. Because the American Indian and Alaska Native population in Houston is smaller than the Census margin of error, even in these instances, this report includes them in the larger "Asian" category.

**Enumeration of Others.** The Bureau of the Census created a category known as "Other" so as to allow for freedom of self identification and to provide a section for the rest of the population who did not feel that they belong to the White, Black, Asian, race categories. In 1990, the total "Other" population in Houston was 3,303 (0.20 percent), but in 2000 this number declined to 2,614 (0.13 percent).

**Enumeration of "Two or More Races" Category.** The Two or more race category represents all respondents who reported more than one race (Not a category in 1990). In 2000, the "Two or More Races" category showed 23,830 persons in Houston.

**Housing Units.** Percentages shown in Study Area profiles (Housing Pie charts) include owner-occupied, renter-occupied and vacant units.

**Group Quarters in Study Area 11.** Study Area 11's population characteristics are somewhat unique due to the abundance of group quarters such as missions, homeless shelters and the Harris County jail. All data for this area is distorted accordingly. Study Area 11 has a total population of 19,458. The number of households and the number of persons per household also reflect the group quarters situation. In addition, only 22 % of the Study Area 11 comprises of households, as opposed to 40 to 50 % in other study areas. The ratio of males to females is unusually high because of the number of males in the Harris County jail. In 2000, this study area reported substantially more males in number with 73.4% males and 26.6% females.

**Income.** 1990 Median household, Family, Per capita Incomes and Median Housing Values have been adjusted to inflation.

## Limitations: Demo 2000

1. "Asian" includes American Indian & Alaska Native, Native Hawaiian and other Pacific Islander categories.
2. "Other" category is not directly comparable, as in Census 2000, it included persons of "Two or more races", a category which did not exist in 1990.
3. All 1990 Census data are compiled to the 2000 City boundary; the Study Areas are aggregates of Super neighborhoods.
4. Population and Household totals released in Summary File 3 (SF 3) are slightly higher than the complete count (SF 1) households.

# Appendix A: Data Explanations and Limitations

## Land Use

This section describes limitations of using HCAD (Harris County Appraisal District) data, and City of Houston Planning and Development Department's building permit data for analysis of change in land use between 1990 and 2000. There are a number of caveats that must be considered when examining this data. Some of these are boundary issues, incomplete land use classification and the overall methodology used for calculation. Because of these issues, certain assumptions have been made for consistency, ease of data use and accuracy. These limitations are described in detail in the following paragraphs.

**1. 1990-2000 Boundary Issue**

Throughout this book, the "City of Houston" refers to the City limits, as they existed at the time of the 2000 Census. All statistics, (for the City, Study Areas, and Super Neighborhoods), for 1990 refer to characteristics *in 1990* of the area *within the 2000 City limit boundary.* Thus, in this report, the "1990 population" indicated is greater than the official 1990 Census total, as the total 1990 population presented in this report includes the population of areas such as Kingwood, which were annexed after 1990. Thus, with the geographic boundary for comparison being the same between 1990 and 2000, the population changes that are presented in this report represent a 'real increase or decrease in population', and cannot be attributed to the population that the City gained due to annexation.

**2. Apportionment into Super Neighborhood Totals**

The City of Houston reports statistics and performs some governmental functions on the basis of "Super Neighborhoods". The City has a total of 88 distinct Super Neighborhoods. The boundaries of these Super Neighborhoods do not necessarily coincide with the boundaries of US Census Bureau's "Block-group". When block-groups straddle the boundaries of two or more Super Neighborhoods, it is necessary to apportion the population of these Census-defined areas into the City-defined Super Neighborhoods. This has been done by assuming the characteristics being examined (for example, percentage of people with a college degree) are constant within the block-group, and allocating the population content of that block-group to its constituent Super Neighborhoods, based on the relative population of the Super Neighborhoods, and the land-use patterns within the block-group.

Example:

**3. Legend**

*Vacant*: includes vacant and undeveloped land; *N/A*: data on use classification is not available from HCAD for these parcels; *SF*: single-family housing; *MF*: (Multi-family) two, three and more multi-family housing units including apartments and condominiums; *COM*: commercial land including hotels and motels, parking garages, repair and retail; *OFF*: office buildings; *IND:* industrial uses including warehouses and manufacturing facilities; *PI:* Public and institutional uses including churches, hospitals, schools, libraries, jails, and transitional houses; *TU*: Transportation and utilities including terminals and infrastructure except roads; *POS*: Parks and open space; *AGR*: agricultural land including land in ranching and pastures; *RD*: roads; *Water:* open water including rivers and lakes.

## HCAD

- **Accuracy of Data**

The City of Houston, not having zoning, obtains land-use data from the property tax records, administered by the Harris County Appraisal District (HCAD). HCAD creates property valuations for use by taxing authorities; and the information available on non-taxable properties (such as schools, churches, and government-owned parcels like parks) is limited. Sometimes land-use codes are incorrect. For example, Memorial Park was classified as "Institutional," not "Park," and portions of Lake Houston were identified as "Agricultural," not "Open Water." Although many of these discrepancies have been corrected as they have been noticed, many still remain. Therefore, all data presented in this report reflect greater accuracy for parcels in "Single-family Residential", "Multi-family", " Commercial", "Office", and "Industrial" land use categories as compared to any of the other land use categories.

- **Roads (Non-Parcels)**

Roads do not exist as measurable parcels of land in HCAD data. Although HCAD uses a "Transportation" category, this applies only to *structures* such as bus/train stations.

Public rights-of-way for roads have been calculated based on the HCAD data for parcels. The acreage devoted to roads in a certain region can only be calculated by subtracting the total acreage of all HCAD-identified parcels in the region from the area enclosed in the region's boundaries.

- **Changes over Time**

The City receives updates to HCAD records every few months. Each time this occurs, a new parcel-description file is generated, along with its accompanying data tables. Due to the tremendous size of these files (over 800,000 parcels in the City), at present it is not possible to retain previous versions of the database. The only historical land-use information is a record for each current parcel of what its previous land-use codes were. The problem with this is that when a parcel of land is subdivided, its reference number may change as new numbers are created for the new parcels. Thus it is not always possible to link, for example, the houses in a new subdivision with the agricultural production that took place there before the land was subdivided. Often the previous land-use code is lost, resulting in a large number of 1990 parcels coded "No Data." Roads are also a problem due to the means of obtaining their area (see above). As the parcel map continuously changes, it is not currently possible to track the growth in right-of-way area over time, as the roads do not exist in directly measurable form.

**4. City Land Area**

Because the area surrounding the ship channel is not assigned to a Super Neighborhood, this area, totaling 15,535 acres or approximately 24 square miles is not included in these figures. This accounts for the difference in the totals stated in this report, which provide a total of 594.6 square miles, which is in contrast to the figure of 618.8 square miles, which is often published.

**5. Building Permit Data**

The City of Houston Planning & Development Department is responsible for issuing building permits for new construction, alterations as well as demolitions. The information presented in this report includes permit data between 1992 and 2000, and is limited only to permits for new construction and demolition.

In order to sort permit data by Study Areas, records with street addresses were located on a map through an electronic geo-coding process. This geo-coding was performed based on a database of streets that is updated periodically. However, due to errors in this database, and/ or due to incomplete information, several records were not geo-coded. Therefore, permit information for Study Areas presented in this report may include errors, as the number of permits is actually lower than the number of permits that were issued.

The margin of error for permits for new construction is 5%. Geo-coding of new construction permits from 1992-2000 resulted in 5% of total records that could not be located on a map with the street address provided. Of 34,862 permits issued, 1,747 were unmatched.

The margin of error for permits for demolitions 9%. Geo-coding of demolition permits from 1992-2000 resulted in 9% of total records with no matches. Of 12,849 permits, 1197 were unmatched.

# Appendix B: Study Area & Super Neighborhoods

## Study Area 1

| SN # | SN Name |
|---|---|
| 42 | Airport Area |
| 43 | Kingwood Area |
| 44 | Lake Houston |

## Study Area 2

| SN # | SN Name |
|---|---|
| 1 | Willowbrook |
| 2 | Greater Greenspoint |
| 5 | Greater Inwood |
| 6 | Acres Homes |
| 7 | Hidden Valley |
| 12 | Oak Forest/Garden Oaks |

## Study Area 3

| SN # | SN Name |
|---|---|
| 13 | Independence Heights |
| 14 | Lazy Brook/Timber Grove |
| 15 | Greater Heights |
| 22 | Memorial Park/Washington Avenue |
| 45 | Northside Northline |
| 51 | Nearnorthside |

## Study Area 4

| SN # | SN Name |
|---|---|
| 46 | Eastex/Jensen Area |
| 47 | East Little York/Homestead |
| 48 | Trinity/Houston Gardens |
| 49 | East Housston |
| 50 | Settegast |
| 53 | El Dorado/Oates Prairie |
| 54 | Hunterwood |
| 58 | Northshore |

## Study Area 5

| SN # | SN Name |
|---|---|
| 52 | Kashmere Area |
| 55 | Greater Fifth Ward |
| 56 | Denver Harbor/Port Houston |
| 57 | Pleasantville Area |
| 59 | Clinton Park/Fidelity |
| 63 | Second Ward |
| 64 | Eastwood Lawndale |
| 67 | Greater Third Ward |
| 82 | Mgnolia Park |
| 83 | Macgregor |
| 88 | Lawndale/Wayside |

## Study Area 6

| SN # | SN Name |
|---|---|
| 3 | Carverdale |
| 4 | Fairbanks Northwest Crossing |
| 8 | Westbranch |
| 9 | Addicks Park Ten |
| 10 | Spring Branch West |
| 11 | Langwood |
| 84 | Spring Shadows |
| 85 | Spring Branch Center |
| 86 | Spring Branch East |

## Study Area 7

| SN # | SN Name |
|---|---|
| 16 | Memorial |
| 17 | Eldridge/West Oaks |
| 18 | Briaforest Area |
| 19 | Westchase |
| 20 | Woodlake/Briarmeadow |
| 21 | Greater Uptown |

# Appendix B: Study Area & Super Neighborhoods

## Study Area 8

| SN # | SN Name |
|---|---|
| 25 | Alief |
| 26 | Sharpstown |
| 27 | Gulfton |
| 29 | Westwood |

## Study Area 9

| SN # | SN Name |
|---|---|
| 30 | Braeburn |
| 31 | Meyerland Area |
| 32 | Braeswood Place |
| 36 | Greater Fondren S.W. |
| 37 | Westbury |
| 38 | Willow Meadows/ Willowbend Area |

## Study Area 10

| SN # | SN Name |
|---|---|
| 23 | Afton Oaks/ River Oaks Area |
| 24 | Montrose |
| 28 | University Place |
| 33 | Medical Center Area |
| 34 | Astrodome Area |
| 35 | South Main Area |
| 66 | Binz |
| 87 | Greenway/ Upper Kirby Area |

## Study Area 11

| SN # | SN Name |
|---|---|
| 60 | Fourth Ward |
| 61 | Downtown |
| 62 | Midtown |

## Study Area 12

| SN # | SN Name |
|---|---|
| 79 | Edgebrook Area |
| 80 | Ellington/South Belt |
| 81 | Clear Lake |

## Study Area 13

| SN # | SN Name |
|---|---|
| 39 | Fondren Gardens |
| 40 | Central Southwest |
| 41 | Fort Bend/Houston |

## Study Area 14

| SN # | SN Name |
|---|---|
| 68 | OST South Union |
| 71 | Sunnyside |
| 72 | South Park |
| 76 | South Acres/Crestmont Park |
| 77 | Minnetex |

## Study Area 15

| SN # | SN Name |
|---|---|
| 65 | Harrisburg/Manchester |
| 69 | Gulfgate/Pine Valley |
| 70 | Pecan Park |
| 73 | Golfcrest/Treveille |
| 74 | Park Place |
| 75 | Meadowbrook/Allendale |
| 78 | Greater Hobby Area |

Table 6.1

## Total Population by Race/Ethnicity
## Study Area Comparison: 1990 and 2000

| Study Area | Total Population | | | | Non Hispanic White | | | Non Hispanic Black | | | Hispanic | | | Non Hispanic Asian | | | Non Hispanic Other | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1990 | 2000 | Chge | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000* |
| 1 | 51,984 | 62,653 | 10,695 | 20.5% | 46,344 | 52,970 | 14.3% | 1,544 | 1,967 | 27.4% | 3,076 | 5,369 | 74.5% | 984 | 1,650 | 67.7% | 36 | 697 |
| 2 | 139,774 | 155,167 | 15,186 | 11.0% | 62,995 | 39,346 | -37.5% | 47,471 | 56,984 | 20.0% | 25,914 | 53,986 | 108.3% | 3,173 | 3,186 | 0.4% | 221 | 1,665 |
| 3 | 159,011 | 169,198 | 10,198 | 6.4% | 51,693 | 42,617 | -17.6% | 23,945 | 18,252 | -23.8% | 81,458 | 105,470 | 29.5% | 1,378 | 1,664 | 20.8% | 537 | 1,195 |
| 4 | 119,491 | 125,297 | 5,806 | 4.9% | 19,902 | 11,649 | -41.5% | 69,443 | 63,296 | -8.9% | 29,294 | 48,884 | 66.9% | 616 | 674 | 9.4% | 236 | 794 |
| 5 | 151,203 | 152,864 | 1,100 | 1.1% | 10,645 | 8,258 | -22.4% | 61,765 | 54,937 | -11.1% | 76,774 | 86,920 | 13.2% | 1,603 | 1,776 | 10.8% | 416 | 973 |
| 6 | 113,652 | 138,536 | 24,846 | 21.9% | 60,509 | 47,664 | -21.2% | 9,795 | 9,912 | 1.2% | 36,597 | 71,694 | 95.9% | 6,527 | 7,630 | 16.9% | 224 | 1,636 |
| 7 | 193,011 | 230,118 | 37,089 | 19.2% | 145,932 | 145,461 | -0.3% | 9,829 | 20,760 | 111.2% | 27,858 | 38,874 | 39.5% | 9,160 | 19,325 | 111.0% | 232 | 5,698 |
| 8 | 187,442 | 240,831 | 52,774 | 28.5% | 75,459 | 38,513 | -49.0% | 35,737 | 52,913 | 48.1% | 51,331 | 108,268 | 110.9% | 24,457 | 36,050 | 47.4% | 458 | 5,087 |
| 9 | 132,698 | 156,376 | 24,694 | 17.8% | 73,553 | 58,100 | -21.0% | 33,179 | 47,296 | 42.5% | 18,363 | 38,005 | 107.0% | 7,413 | 10,370 | 39.9% | 190 | 2,605 |
| 10 | 86,555 | 97,243 | 10,690 | 12.3% | 60,563 | 64,752 | 6.9% | 8,783 | 10,121 | 15.2% | 13,282 | 12,754 | -4.0% | 3,804 | 7,725 | 103.1% | 123 | 1,891 |
| 11 | 13,099 | 19,458 | 6,361 | 48.5% | 3,204 | 6,781 | 111.6% | 6,074 | 6,670 | 9.8% | 3,538 | 5,295 | 49.7% | 230 | 535 | 132.6% | 53 | 177 |
| 12 | 96,682 | 112,085 | 15,441 | 15.9% | 69,190 | 62,431 | -9.8% | 6,674 | 9,100 | 36.4% | 14,942 | 28,335 | 89.6% | 5,765 | 10,145 | 76.0% | 111 | 2,074 |
| 13 | 65,488 | 76,916 | 11,428 | 17.5% | 6,667 | 3,965 | -40.5% | 44,928 | 47,583 | 5.9% | 12,651 | 23,950 | 89.3% | 1,096 | 864 | -21.2% | 146 | 554 |
| 14 | 81,897 | 80,903 | (1,003) | -1.2% | 2,002 | 1,411 | -29.5% | 76,248 | 70,157 | -8.0% | 2,963 | 8,242 | 178.2% | 630 | 583 | -7.5% | 54 | 510 |
| 15 | 113,297 | 135,986 | 22,689 | 20.0% | 31,876 | 17,933 | -43.7% | 19,882 | 17,903 | -10.0% | 57,906 | 94,819 | 63.7% | 3,309 | 4,443 | 34.3% | 324 | 888 |
| CITY TOTAL | 1,705,284 | 1,953,631 | | 14.6% | 720,534 | 601,851 | -16.5% | 455,297 | 487,851 | 7.2% | 455,947 | 730,865 | 60.3% | 70,145 | 106,620 | 52.0% | 3,361 | 26,444 |

*Source: U.S Census Bureau, 1990 and 2000*

*Compiled by City of Houston Planning and Development Department*

** Census 2000 includes "Two or More Races" Category in Non-Hispanic Other category: Comparison is not possible*

*N/A = Not Applicable because 1990 data does not include Two or More Races Category.*

*---The data in this table has been estimated using the smallest Census geography (Census Block).*

*---All 1990 numbers in this table reflect 1990 Census figures using 1990 City boundaries, plus the areas annexed between 1990 and 2000 (totaling the official year 2000 City limits).*

*---While calculating Super Neighborhood totals, if a Census Block (smallest Census geography) is split by a Super Neighborhood boundary or the City limit line, the 1990 and 2000 Census data was apportioned (appropriately divided between adjacent Super Neighborhoods).*

## Table 6.2

**Households by Study Area: 1990 & 2000**

| Study Area | Total Housholds | | |
|---|---|---|---|
| | 1990* | 2000 | % Chg |
| 1 | 13,849 | 21,600 | *56.0%* |
| 2 | 55,851 | 56,635 | *1.4%* |
| 3 | 47,880 | 58,701 | *22.6%* |
| 4 | 35,272 | 37,936 | *7.6%* |
| 5 | 49,319 | 48,385 | *-1.9%* |
| 6 | 39,152 | 47,023 | *20.1%* |
| 7 | 95,349 | 112,803 | *18.3%* |
| 8 | 75,477 | 81,879 | *8.5%* |
| 9 | 56,637 | 61,883 | *9.3%* |
| 10 | 45,033 | 53,774 | *19.4%* |
| 11 | 3,153 | 4,301 | *36.4%* |
| 12 | 38,413 | 42,292 | *10.1%* |
| 13 | 18,856 | 22,472 | *19.2%* |
| 14 | 26,393 | 27,652 | *4.8%* |
| 15 | 38,071 | 40,609 | *6.7%* |
| CITY TOTAL | 638,705 | 717,945 | *12.4%* |

## Table 6.3

**No High School Diploma**
**By Study Area: 1990 & 2000**

| Study Area | No High School Diploma | |
|---|---|---|
| | 1990* | 2000 |
| 1 | 9.1% | 7.6% |
| 2 | 19.0% | 29.9% |
| 3 | 48.9% | 45.6% |
| 4 | 35.2% | 45.7% |
| 5 | 52.2% | 53.2% |
| 6 | 29.2% | 36.1% |
| 7 | 8.5% | 7.4% |
| 8 | 19.7% | 35.7% |
| 9 | 13.0% | 19.2% |
| 10 | 11.4% | 7.4% |
| 11 | 43.4% | 30.7% |
| 12 | 12.9% | 14.5% |
| 13 | 25.7% | 30.3% |
| 14 | 20.1% | 36.1% |
| 15 | 42.8% | 50.6% |
| CITY TOTAL | 25.4% | 29.6% |

*Source: U.S Census Bureau, 1990 and 2000*
*Compiled by City of Houston Planning and Development Department*
*Note: * 1990 data is based on 2000 City boundaries*

## Table 6.4

**Average Median Household Income by Study Area: 2000**

| Study Area | Median Household Income | |
|---|---|---|
| | 2000 | Rank |
| 1 | $76,948 | 1 |
| 7 | $57,742 | 2 |
| 12 | $56,753 | 3 |
| 10 | $56,156 | 4 |
| 9 | $44,658 | 5 |
| 13 | $41,002 | 6 |
| 11 | $38,493 | 7 |
| 6 | $37,987 | 8 |
| 2 | $34,702 | 9 |
| 3 | $34,146 | 10 |
| 8 | $31,634 | 11 |
| 15 | $31,305 | 12 |
| 4 | $26,994 | 13 |
| 5 | $26,157 | 14 |
| 14 | $24,505 | 15 |
| CITY MEDIAN | $36,616 | |

## Table 6.5

**Housing Occupancy by Study Area: 2000**

| Study Area | Owner Occupancy | |
|---|---|---|
| | % | Rank |
| 1 | 77.9% | 1 |
| 13 | 72.7% | 2 |
| 4 | 57.1% | 3 |
| 14 | 56.7% | 4 |
| 12 | 54.8% | 5 |
| 15 | 47.4% | 6 |
| 3 | 45.7% | 7 |
| 9 | 42.6% | 8 |
| 2 | 40.6% | 9 |
| 6 | 38.7% | 10 |
| 5 | 37.8% | 11 |
| 7 | 35.2% | 12 |
| 10 | 28.6% | 13 |
| 8 | 26.7% | 14 |
| 11 | 11.2% | 15 |
| CITY TOTAL | 45.8% | |

*Source: U.S Census Bureau, 1990 and 2000*
*Compiled by City of Houston Planning and Development Department*

Table 6.6

## Educational Attainment: Persons 25 Years and Over
## Study Area Comparison: 1990 and 2000

| Study | Persons 25 years and Over | | | No Diploma | | | High School Diploma | | | Some College | | | Bachelor's | | | Graduate/Professional | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Area | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg | 1990 | 2000 | % Chg |
| 1 | 30,458 | 39,753 | 30.5% | 2,785 | 3,036 | 9.0% | 5,935 | 6,892 | 16.1% | 8,751 | 9,319 | 6.5% | 8,794 | 15,140 | 72.2% | 4,137 | 5,365 | 29.7% |
| 2 | 81,093 | 90,302 | 11.4% | 15,376 | 26,970 | 75.4% | 22,664 | 25,217 | 11.3% | 25,929 | 20,054 | -22.7% | 13,012 | 13,674 | 5.1% | 3,772 | 4,386 | 16.3% |
| 3 | 101,714 | 104,116 | 2.4% | 49,776 | 47,497 | -4.6% | 22,211 | 22,121 | -0.4% | 17,101 | 14,822 | -13.3% | 8,535 | 13,655 | 60.0% | 3,832 | 6,021 | 57.1% |
| 4 | 61,828 | 70,581 | 14.2% | 21,786 | 32,229 | 47.9% | 18,621 | 20,889 | 12.2% | 16,945 | 11,420 | -32.6% | 3,703 | 4,666 | 26.0% | 1,182 | 1,377 | 16.5% |
| 5 | 88,661 | 89,011 | 0.4% | 46,257 | 47,386 | 2.4% | 20,251 | 19,197 | -5.2% | 14,319 | 11,320 | -20.9% | 5,031 | 6,908 | 37.3% | 3,288 | 4,200 | 27.7% |
| 6 | 67,249 | 82,610 | 22.8% | 19,613 | 29,860 | 52.2% | 17,749 | 18,406 | 3.7% | 17,175 | 16,076 | -6.4% | 9,755 | 13,752 | 41.0% | 2,934 | 4,515 | 53.9% |
| 7 | 138,815 | 164,725 | 18.7% | 11,744 | 12,212 | 4.0% | 17,651 | 19,761 | 12.0% | 38,993 | 36,102 | -7.4% | 47,358 | 67,516 | 42.6% | 22,967 | 29,134 | 26.9% |
| 8 | 103,455 | 138,653 | 34.0% | 20,354 | 49,536 | 143.4% | 20,370 | 27,872 | 36.8% | 29,806 | 26,742 | -10.3% | 24,105 | 25,427 | 5.5% | 8,744 | 9,076 | 3.8% |
| 9 | 87,744 | 99,719 | 13.6% | 11,405 | 19,104 | 67.5% | 16,308 | 17,044 | 4.5% | 23,150 | 20,421 | -11.8% | 22,283 | 27,088 | 21.6% | 14,250 | 16,062 | 12.7% |
| 10 | 63,605 | 71,939 | 13.1% | 7,261 | 5,324 | -26.7% | 6,788 | 5,862 | -13.6% | 14,850 | 12,278 | -17.3% | 19,461 | 27,713 | 42.4% | 15,050 | 20,761 | 38.0% |
| 11 | 8,889 | 13,803 | 55.3% | 3,857 | 4,231 | 9.7% | 1,837 | 3,794 | 106.5% | 2,390 | 2,788 | 16.6% | 564 | 1,881 | 233.7% | 294 | 1,109 | 277.6% |
| 12 | 61,395 | 70,717 | 15.2% | 7,920 | 10,253 | 29.4% | 13,751 | 14,320 | 4.1% | 18,216 | 16,023 | -12.0% | 14,987 | 21,157 | 41.2% | 6,520 | 8,965 | 37.5% |
| 13 | 35,010 | 42,882 | 22.5% | 9,005 | 12,981 | 44.1% | 8,950 | 11,101 | 24.0% | 10,668 | 10,256 | -3.9% | 4,577 | 6,464 | 41.2% | 1,865 | 2,080 | 11.5% |
| 14 | 41,434 | 48,867 | 17.9% | 8,313 | 17,632 | 112.1% | 13,630 | 15,503 | 13.7% | 14,225 | 10,198 | -28.3% | 4,125 | 4,240 | 2.8% | 1,212 | 1,294 | 6.8% |
| 15 | 65,687 | 73,477 | 11.9% | 28,133 | 37,195 | 32.2% | 17,448 | 17,320 | -0.7% | 13,332 | 11,165 | -16.3% | 4,604 | 5,890 | 27.9% | 2,112 | 1,906 | -9.7% |
| CITY TOTAL | 1,037,037 | 1,201,154 | 15.8% | 263,583 | 355,445 | 34.9% | 224,162 | 245,299 | 9.4% | 265,851 | 228,985 | -13.9% | 190,895 | 255,173 | 33.7% | 92,157 | 116,252 | 26.1% |

*Source: U.S Census Bureau, 1990 and 2000*

*Compiled by City of Houston Planning and Development Department*

**Table 6.7**

## Household Income
## Study Areas Comparison: 1990 and 2000

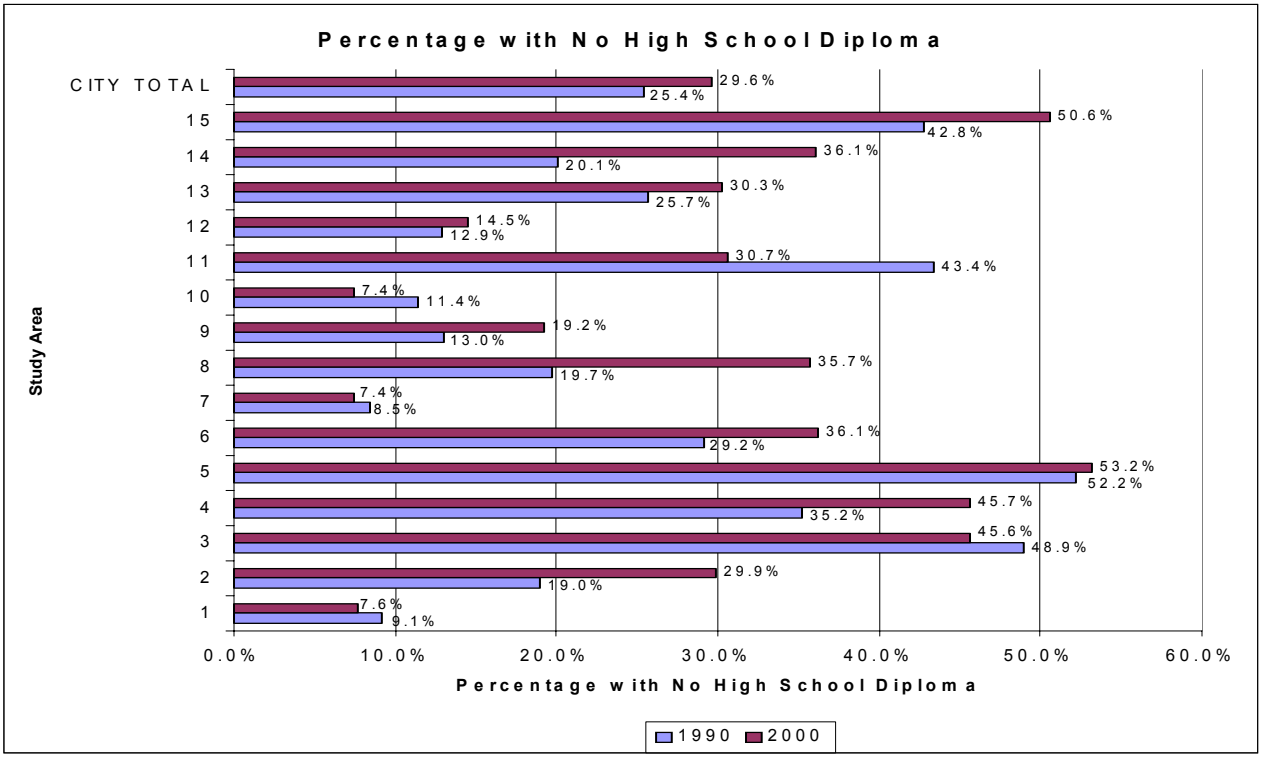
| Study Area | Less than $25,000 | | $25,000 to $49,999 | | $50,000 to $74,000 | | $75,000 and Over | |
|---|---|---|---|---|---|---|---|---|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| 1 | 18.2% | 11.5% | 25.4% | 18.5% | 26.1% | 21.1% | 30.4% | 49.0% |
| 2 | 48.6% | 37.2% | 32.8% | 32.3% | 13.1% | 16.0% | 5.5% | 14.4% |
| 3 | 59.4% | 38.9% | 28.3% | 31.0% | 8.1% | 15.5% | 4.3% | 14.5% |
| 4 | 59.9% | 46.9% | 29.1% | 31.0% | 8.6% | 14.0% | 2.4% | 8.1% |
| 5 | 71.5% | 53.5% | 21.3% | 27.5% | 5.1% | 10.6% | 2.1% | 8.4% |
| 6 | 43.5% | 31.7% | 35.0% | 34.3% | 13.8% | 17.7% | 7.7% | 16.3% |
| 7 | 30.3% | 19.7% | 32.3% | 29.9% | 16.0% | 18.5% | 21.4% | 31.8% |
| 8 | 49.3% | 40.0% | 33.9% | 35.6% | 11.1% | 13.8% | 5.7% | 10.5% |
| 9 | 39.8% | 30.3% | 28.9% | 30.0% | 16.5% | 15.8% | 14.7% | 24.0% |
| 10 | 41.2% | 24.4% | 30.3% | 27.4% | 11.4% | 16.2% | 17.2% | 32.1% |
| 11 | 67.3% | 37.7% | 24.4% | 24.4% | 5.0% | 15.0% | 3.4% | 22.8% |
| 12 | 28.5% | 18.6% | 36.5% | 30.2% | 22.2% | 21.8% | 12.7% | 29.5% |
| 13 | 34.4% | 26.2% | 44.0% | 35.7% | 16.2% | 21.9% | 5.4% | 16.1% |
| 14 | 64.8% | 51.4% | 26.0% | 29.3% | 6.6% | 11.7% | 2.6% | 7.5% |
| 15 | 55.2% | 39.8% | 32.1% | 35.1% | 9.1% | 14.8% | 3.6% | 10.4% |
| **CITY TOTAL** | **46.4%** | **33.1%** | **31.0%** | **30.9%** | **12.6%** | **16.2%** | **9.9%** | **19.7%** |

*Source: U.S Census Bureau, 1990 and 2000*

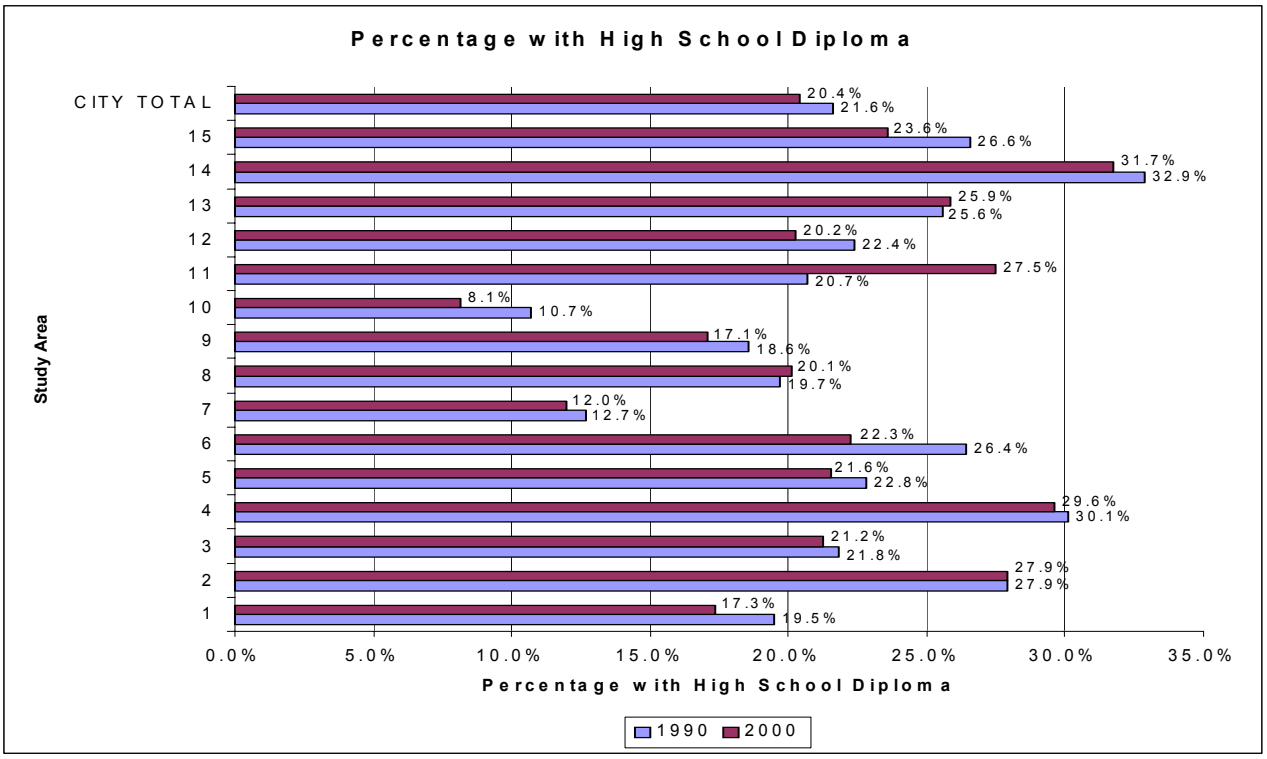
*Compiled by City of Houston Planning and Development Department*

## Educational Attainment: Persons 25 years and over

### Figure 6.1

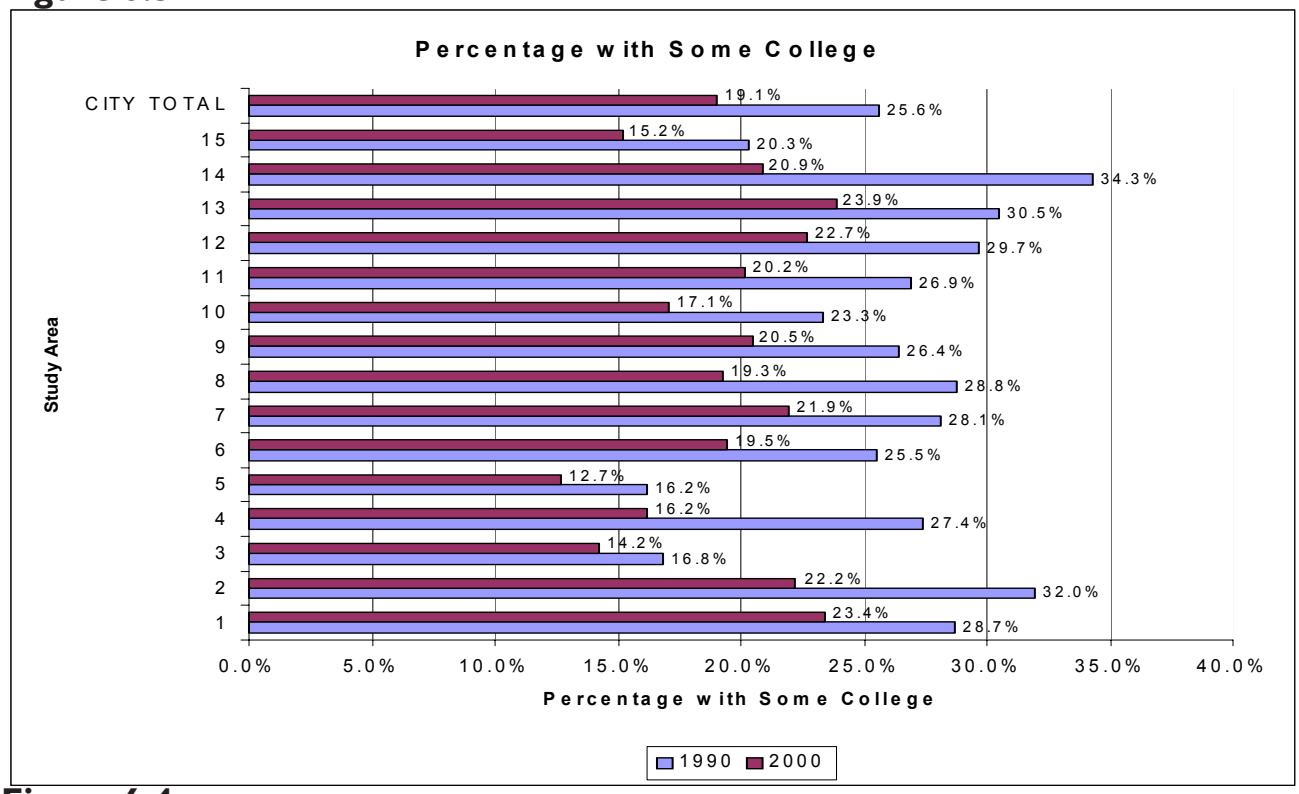



### Figure 6.2



## Educational Attainment: Persons 25 years and over

### Figure 6.3

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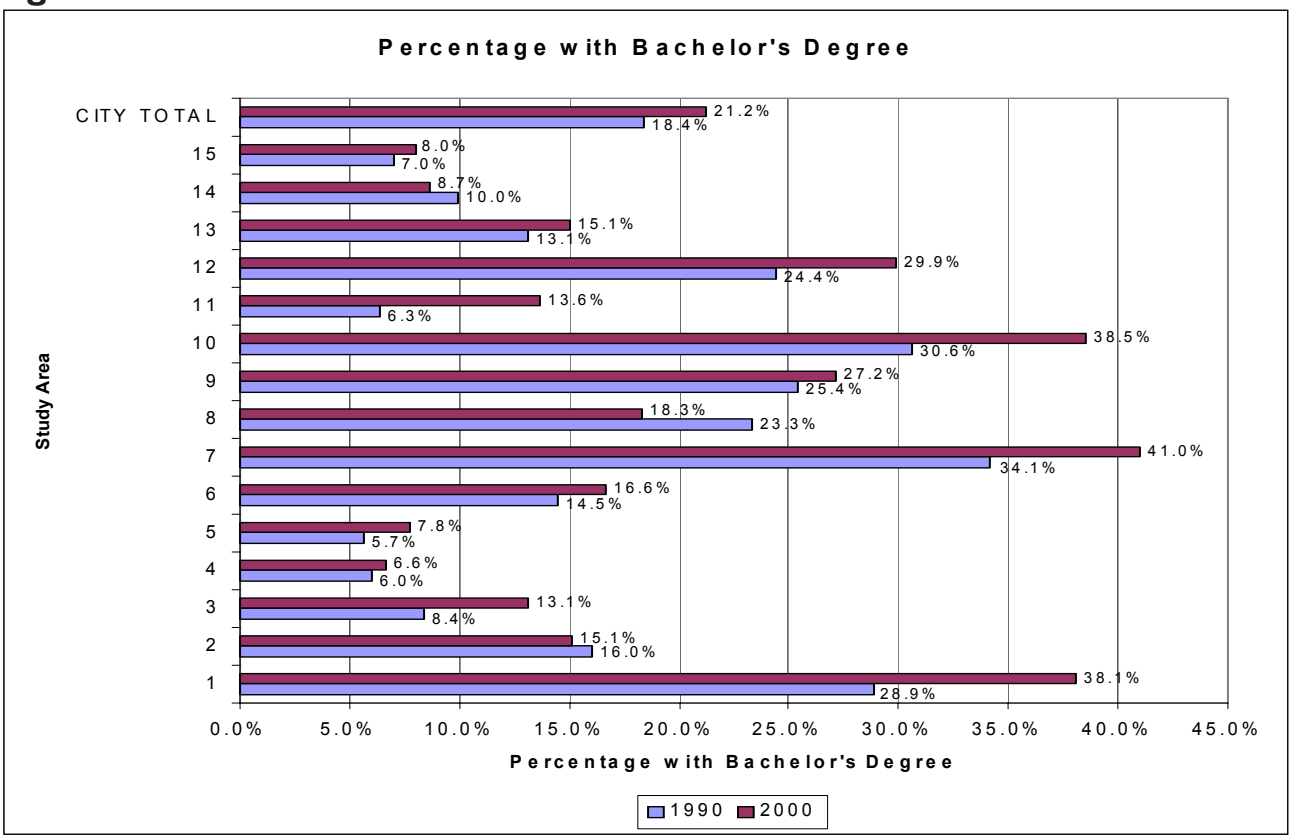
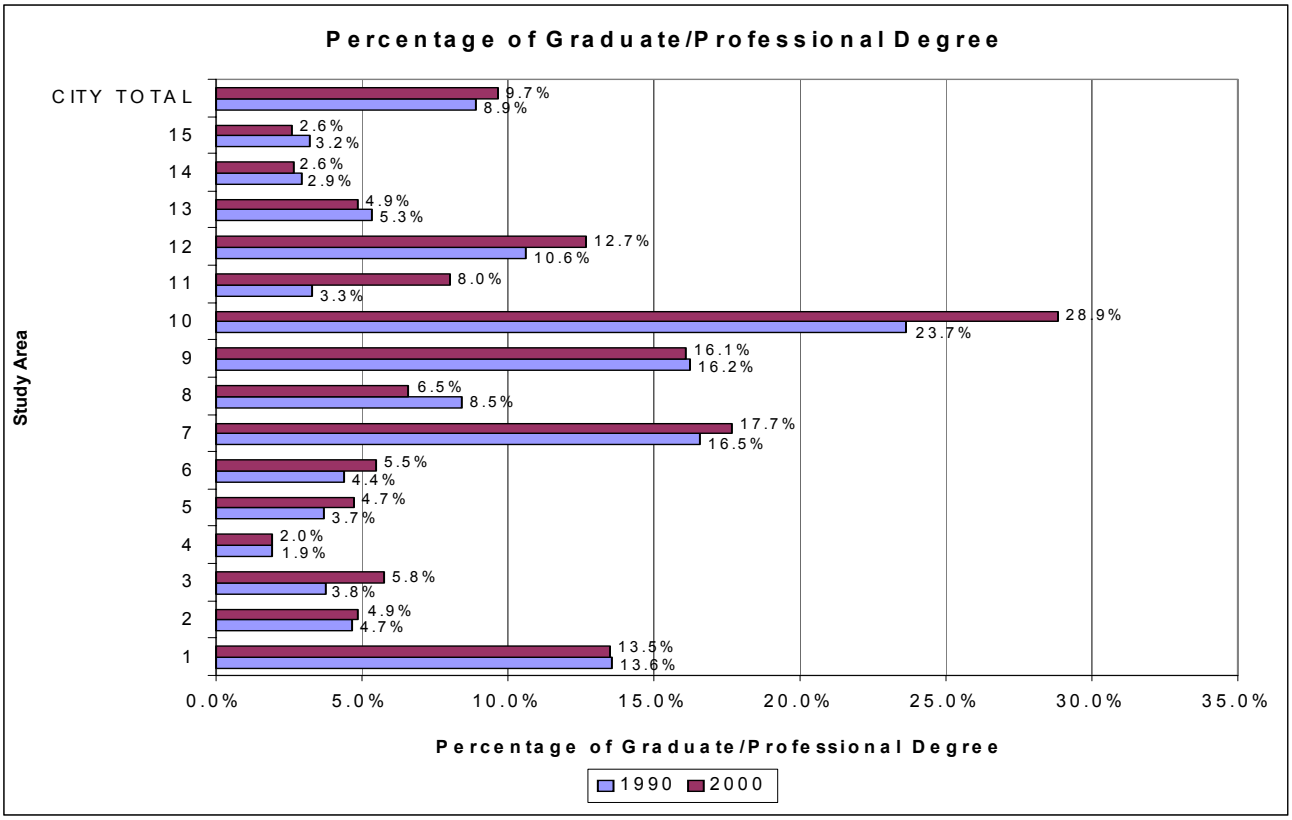


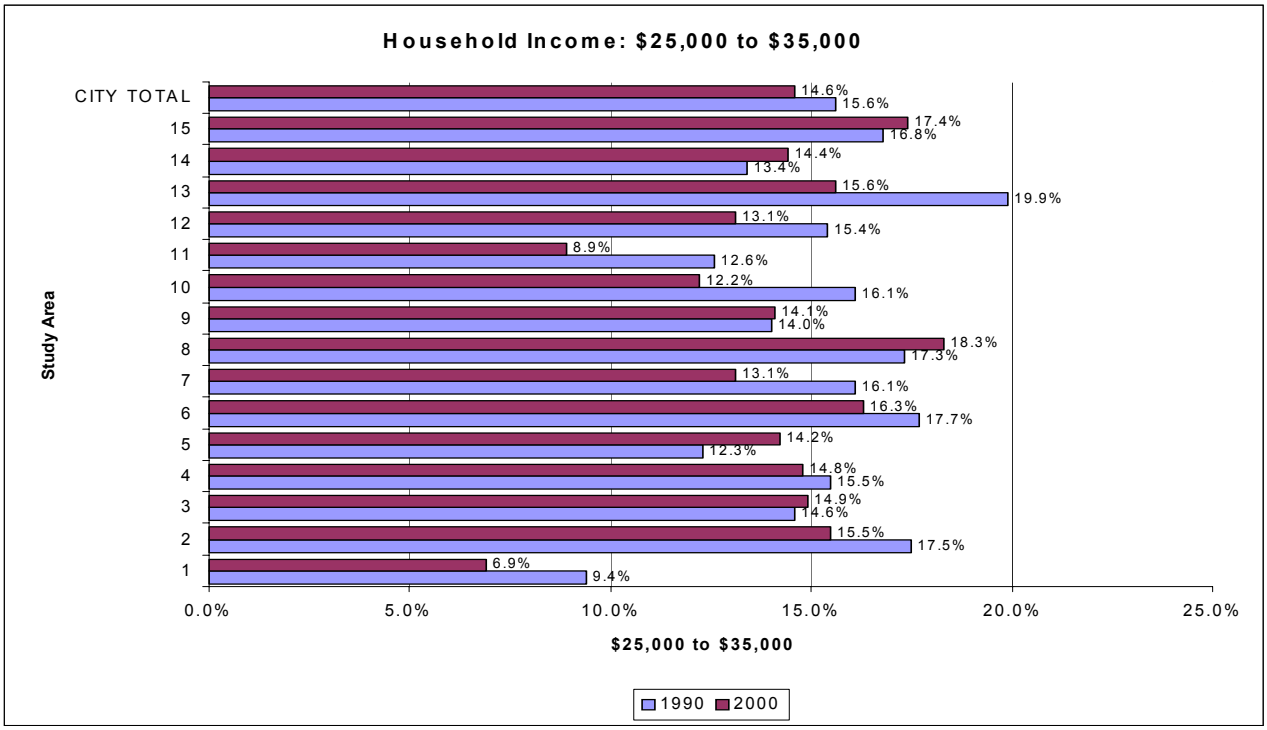
## Educational Attainment: Persons 25 years and over

### Figure 6.5

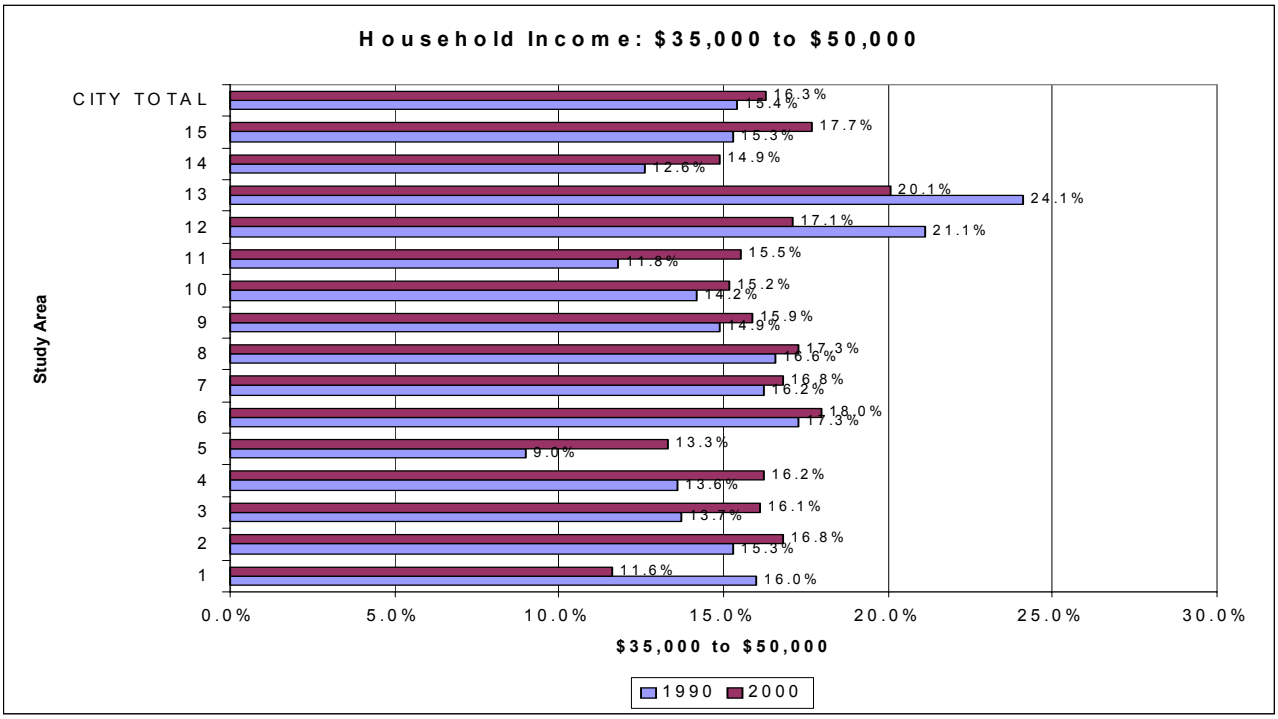


## Household Income

### Figure 6.6

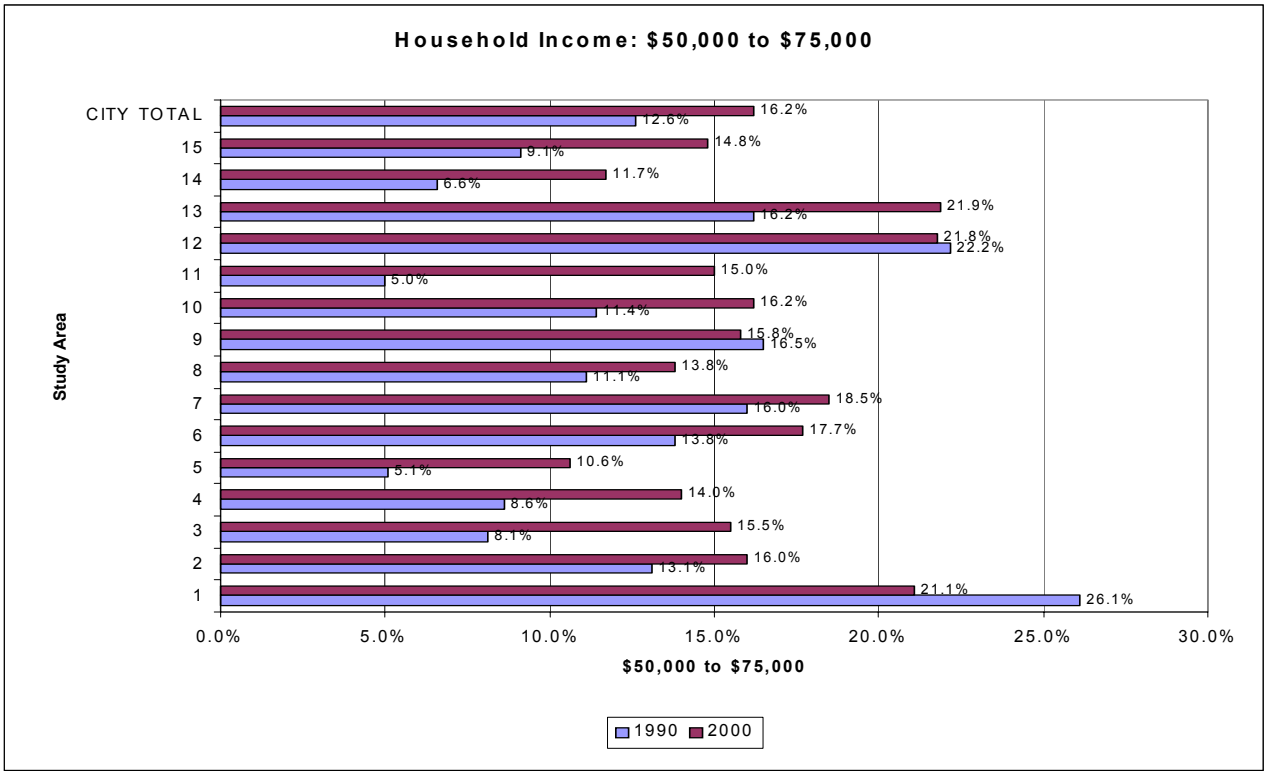



### Figure 6.7

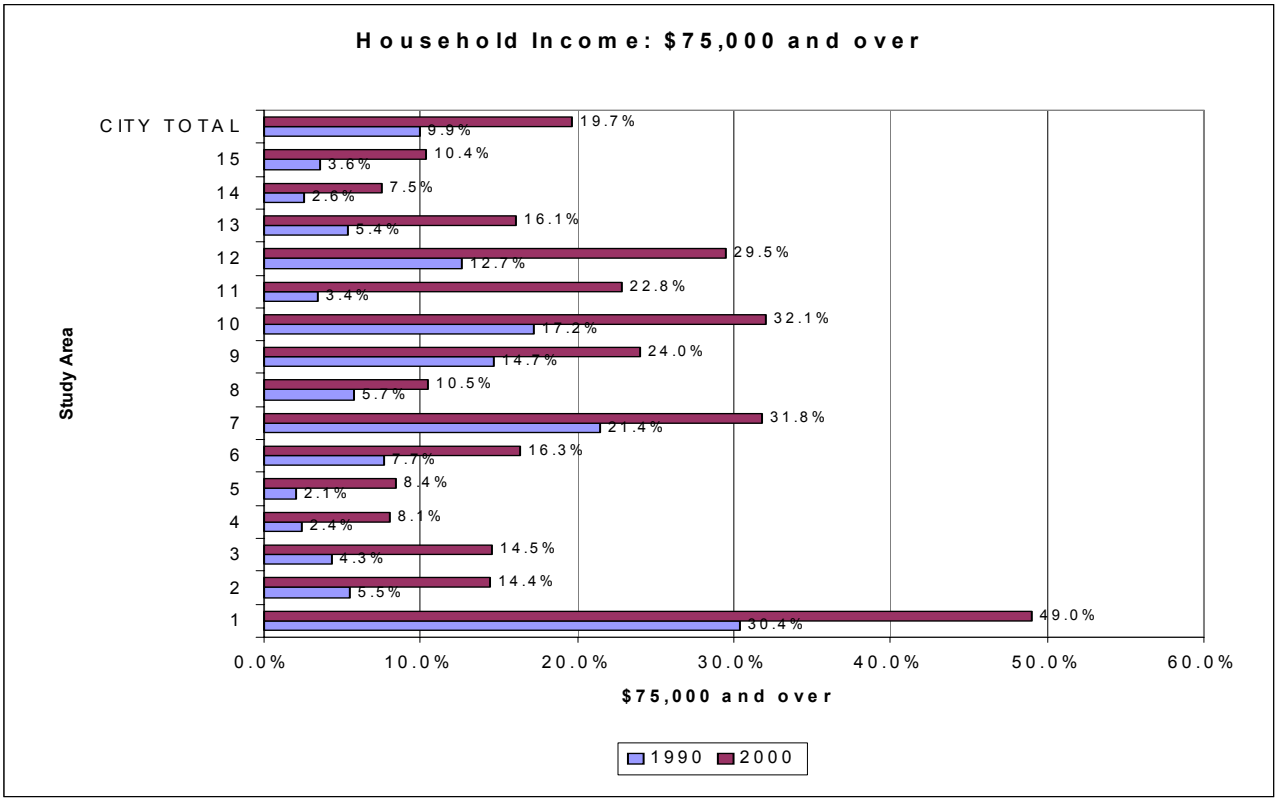


## Household Income

### Figure 6.8




### Figure 6.9



# Appendix D: Land Use Categories

In order to identify and analyze the overall picture of land use in the city of Houston, twelve general land use categories were developed following the 1992 & 2000 Land Use Inventory. These categories capture the general use of a property rather than specific uses and/or characteristics. The following is a list and description of each of the ten categories:

**Single-Family Residential**. The Single-family Residential category consists of detached structures primarily used as residences for one or two families. Residential one-family, duplexes, and individual mobile homes on single-family lots are included in this category.

**Multi-Family Residential.** This category consists of structures that are primarily attached or share lot lines and are used as residences for three or more families. These include condominiums, apartments, mobile home parks, nursing homes, and boarding & rooming houses.

**Commercial.** The Commercial category is made up of land or structures whose primary use is the provision of retail goods and services and/or is oriented to commerce. Hotels/motels, restaurants, department stores, supermarkets, shopping centers, car washes, parking garages, theaters, bars/lounges, day care centers, and others are included in this category.

**Office.** Properties or structures whose uses are primarily service oriented make up the office category. These include business and medical offices, banks, savings & loans, etc.

**Industrial.** Properties or structures which are primarily used for light and/or heavy industry are included in this category. These include: storage facilities, warehouses, manufacturing plants, junkyards, etc.

**Public & Institutional.** This category includes all properties used as public or quasi-public facilities, whether publicly or privately owned. It is also comprised of properties or structures which are primarily used for organizations and foundations. These include churches, schools, hospitals, libraries and correctional facilities.

**Transportation & Utilities.** All structures and properties which are primarily used for transportation and/or utilities purposes are included in this category as well as public rights-of-way. Streets, highways, rail/bus/air terminals, electric generating plants, pipeline storage and telephone equipment buildings are a few examples.

**Parks & Open Space.** This category includes all publicly and/or privately owned land used as parks, open space, and/or environmental corridors. These include: dedicated park land owned by the city, county, state, or federal government; subdivision parks, corporate parks, clubhouses, golf courses, wetlands, flood control areas, drainage easements, conservation easements, bodies of water and others.

**Undeveloped.** All land that has not been developed for any particular use is included in this category, excluding agriculture use and easements.

**Agricultural.** Land which is primarily used for agriculture, horticulture, and forestry. Associated dwellings and auxiliary buildings are also categorized as agriculture productions.

**Open Water.** All areas encompassed by lakes, rivers and bayous.

**Roads.** All land that is utilized as right-of-way for streets and highways.

# Appendix E: Bibliography


U.S. Department of Commerce, *Bureau of the Census, 1990 & 2000*

City Trendlines, A Quarterly Overview of Economic Trends in Houston, *City of Houston, Planning and Development Dept.*

Texas State Data Center, *Texas A&M University.*

Center for Public Policy Priorities: *The CPPP is a 501(c)(3) non-profit, non-partisan policy research organization in Austin.*

Harris County Appraisal District, *Land Use data by types.*

*Houston-Galveston Area Council*

Building permits data, *City of Houston, Planning and Development Dept.*

# Appendix F: Glossary

**Acreage.** An area of land in acres; 640 acres = 1 square mile, 1 acre = 43,560 square feet.

**Annexation.** To incorporate territory into an existing city increasing or changing existing city boundaries.

**Central Business District (CBD).** The area of the city where most commercial and office activity take place. It is commonly known as "downtown." The general boundaries of the Houston CBD are IH-45 on the west, Pierce Elevated on the south, US 59 on the east and Buffalo Bayou on the north.

**PMSA**. Primary Metropolitan Statistical Area. Houston PMSA contains 6 counties: Harris, Fort Bend, Montgomery, Chambers, Liberty, and Waller.

**CMSA.** Consolidated Metropolitan Statistical Area. Houston CMSA contains 8 counties: Harris, Fort Bend, Brazoria, Montgomery, Liberty, Galveston, Waller, and Chambers.

**Commercial strip center.** Groups of six to twelve shops with parking in front. Commercial strip centers are usually located along major thoroughfares.

**Contract rent.** Contract rent is the monthly agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included.

**Corridor.** Characterizes the linear from of land uses which are generally located along major thoroughfares.

**Deed restrictions.** Private land use controls included in the title of property. These controls restrict the use of a property and are enforced by a small group of homeowners, usually civic associations. These covenants are also referred to as restrictive covenants.

**Demography.** Study of the vital statistics of human populations, such as size, composition, growth, density and distribution.

**Environmental corridor.** Green space and open spaces, such as bayous, that occur in linear form.

**Ethnic origin.** People of Hispanic origin were identified by a question that asked for self-identification of persons' origin or descent. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

**Extraterritorial Jurisdiction (ETJ).** Unincorporated areas extending five miles beyond the city limits. The City of Houston has certain planning controls in the ETJ and has the right to prevent incorporations or annexations by other municipalities. Areas in the ETJ may be annexed if a plan for providing city services is developed.

**Family.** A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

**Goal.** A broad statement of what should exist in a community or what the community wants to achieve in the future, usually determined through citizen involvement.

**Group quarters.** All persons not living in households are classified by the Bureau of the Census as living in group quarters.

**Household.** A household includes all the persons who occupy a housing unit. In general terms: A household is a domestic establishment including the members of a family and others who live under the same roof.

**Household Income.** Includes the income of the householder and all other persons 15 years old and over in the household, whether related to the householder or not.

**Housing unit.** A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Infill.** Development of vacant lots within heavily developed areas.

# Appendix F: Glossary

**Land use.** Describes the primary activity occurring on a piece of property.

**Leapfrog development.** Sporadic non-contiguous development.

**Median Household Income.** Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for people are based on people 15 years old and over with income.

**Node.** Major activity center which is heavily developed and contains a variety of intensive land uses (commercial/retail, industrial office and/or multi-family residential). Major employment and service centers which attract a large number of people.

**Occupied Housing Units.** A housing unit is classified if it is the usual place of residence of the person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; that is away on vacation or business.

**Origin.** The ancestry, nationality group, lineage, or country in which the person or person's parents or ancestors were born before their arrival in the United States.

**Owner Occupied Units.** A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.

**Persons per household.** This is the measure of the average number of persons occupying a single housing unit in a specified area. Also termed as "Average Household Size".

**Personal income.** The aggregate of wages and salaries, other labor income, proprietor's income, rental income, dividends, personal interest income, transfer payments, and personal contributions for social insurance.

**Per Capita Income.** Per capita is the average income computed for every man, woman, and child in a particular group. The Census Bureau derived per capita income by dividing the total income of a particular group by the total population I that group.

**Poverty Definition.** The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

**Plat.** A map representing the subdivision of land into lots, blocks, streets, and divisions and dedications.

**PMSA.** Primary Metropolitan Statistical Area. Each PMSA has one or more central counties containing the area's main population concentration: an urbanized area with at least 50,000 inhabitants. A PMSA normally includes outlying counties which have close economic and social relationships, with the central counties. The Houston PMSA contains the following counties: Harris, Fort Bend, Brazoria, Montgomery, and Liberty.

**Race.** A group of people united or classified together on basis of common history, nationality or geographical distribution. Note: the concept of race as used by the Census Bureau reflects self-identification by respondents; it does not denote any clear cut scientific definition of biological stock.

**Related Children.** Related children in a family include own children and all other children under 18 years old in the household who are related to the householder by birth, marriage, or adoption.

**Renter Occupied Units.** All occupied housing units which are not owner occupied, whether they are rented for cah rent or occupied without payment of cash rent, are classified as renter occupied.

**Right-of-way (ROW).** The right to pass over another's property. In planning it usually refers to the land purchased by or dedicated to the public for traffic purposes. This includes the land required for traffic lanes plus shoulders on both sides of roads-including highways, railroads, bikeways and hiking trails.

# Appendix F: Glossary

**Rounding.** Percentages are rounded to the nearest tenth of a percent; therefore, the percentages in a distribution do not always add to exactly 100.0 percent.

**Study Area.** Geographically defined areas developed to collect and analyze information for planning purposes. The City of Houston was divided into fifteen planning sections or areas for study purposes.

**Subdivision.** The governmental process by which a tract of land is split into two or more parcels.

**Super Neighborhood.** The cornerstone of Mayor Lee P. Brown's neighborhood oriented is government is problem solving on a manageable scale, which led to the creation of super neighborhoods – geographic framework of 88 neighborhoods. The geographic boundaries of each super neighborhood use major physical features (bayous, freeways, etc.) to group together smaller contiguous communities that share common physical characteristics, identity or infrastructure.

**Tenure.** The condition of ownership of a housing unit: owner occupied or renter occupied.

**Thoroughfare.** A public street designed for fast, heavy traffic and intended to serve as a traffic artery of considerable length and continuity throughout the community and so designated on the Major Thoroughfare Plan.

**Transportation corridors.** Heavily traveled passages including their access roads. For example, public highways and their service roads.

**Urban form.** The composite pattern of development on the landscape of a community, which includes: land use, traffic circulation and open space.

**Urban sprawl.** Gradual spread of urban dwellings, businesses, and industry to relatively undeveloped land near a city.

**Vacant Housing Units**. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are absent temporarily.

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# Department of Planning and Development
# Long-Range Planning Division


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